

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		WHITTEMORE ST, ARLINGTON

OWNERSHIP

Owner 1:	MCNINCH GEORGE			
Owner 2:	COOPER ALLISON			
Owner 3:				
Street 1:	22 WHITTEMORE ST #2			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	NOLAN SEAN & JACOBS GLORIA -		
Owner 2:	-		
Street 1:	22 WHITTEMORE ST #2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 1421 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

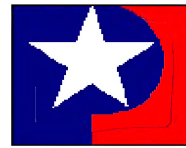
Total Card /

Total Parcel

587,100

587,100

587,100



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	194126
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	587,100			587,100
Total Card	0.000	587,100			587,100
Total Parcel	0.000	587,100			587,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		413.16	/Parcel: 413.16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	587,100	0	.		587,100		Year end	12/23/2021
2021	102	FV	569,700	0	.		569,700		Year End Roll	12/10/2020
2020	102	FV	561,000	0	.		561,000	561,000	Year End Roll	12/18/2019
2019	102	FV	541,400	0	.		541,400	541,400	Year End Roll	1/3/2019
2018	102	FV	478,000	0	.		478,000	478,000	Year End Roll	12/20/2017
2017	102	FV	435,100	0	.		435,100	435,100	Year End Roll	1/3/2017
2016	102	FV	435,100	0	.		435,100	435,100	Year End	1/4/2016
2015	102	FV	401,500	0	.		401,500	401,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2018	Measured	DGM	D Mann
5/6/2000	Inspected	197	PATRIOT
5/6/2000		197	PATRIOT

Sign:
VERIFICATION OF VISIT NOT DATA
__/__/__

Sign:

VERIFICATION OF VISIT NOT DATA

Type:	99	- Condo Conv	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:	1	- Wood Shingl	40%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BLUE/GRN		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

CONDO CONVERSION 11/92, Building Number 1
UNHEATED ATC SAW SFL ONLY 42% OF BMT
IN THEIRS; UAT 100% FIN.

GENERAL INFORMATION

Grade: B	- Good
Year Blt: 1900	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G4	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	58.000000000
Name:	114 - 7072

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:s	5		BR:s	3		Baths:	1		HB	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	2	- Softwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	31.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
Total:		31.0%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj \$ / SQ:	407.633
Other Features:	60500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	850862
Depreciation:	263767
Depreciated Total:	587095

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,421	407.630	579,241
Net Sketched Area:		1,421	Total:	579,241
Size Ad	1421	Gross Area	1421	FinArea

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

